
S-4292
ROBERTS RIDGE SUBDIVISION, REVISED
Major-Preliminary Plat

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner is seeking to revise the original primary approval granted on November 16, 2011, increasing the number of lots from 122 to 137 (plus 3 outlots) for a single-family subdivision on 59.54 acres, located on the north side of CR 450 S, approximately 1 mile east of Concord Road (CR 250 E), in Wea 14(NE)22-4.

AREA ZONING PATTERNS:

The site is zoned R1, the southwest corner (8.02 acres) being rezoned from I3 last September. Adjoining on the west and northwest boundaries are R1, R1A and R1B zones. A large area of I3 zoning abuts along the northeast and east borders. To the south, across CR 450 S is A (Agricultural) zoning.

AREA LAND USE PATTERNS:

Most of the subject property is an open farmed field, as are properties to the northwest, east and south. The southwest 8 acres is not cultivated and is occupied by two barns that will be removed. Overhead electric transmission lines cut across the northwest corner of the site. Single-family homes line the north side of CR 450 S to the east, and the south side of the road to the west. Adjoining on the west are the Woodland Elementary School and a church. Benjamin Crossing and Hunters Crest subdivisions are located farther west. The centerline of the Kirkpatrick Regulated Drain is the north boundary of this proposed subdivision. North of the drain is a detention storage pond for an industrial park located farther north.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies CR 450 S as a rural local road. A “No Vehicular Access” restriction will be platted along the CR 450 S right-of-way to force internal access to the double frontage lots. The extra wide entrance street (66-ft. right-of-way) is designed with a median strip. The internal street system has been significantly redesigned, replacing a single loop street and three cul-de-sacs with two loop roads -- one inside the other. The new layout has increased the number of lots by 15, as well as relocated one of the detention storage ponds into the interior of the subdivision. In addition, a stub street has been added at the northeast corner of the outer loop road, providing access to the adjoining undeveloped land to the east.

The five internal streets are currently labeled Streets “A, B, C, E and F”. Street names were submitted and seven were approved by the Post Office, 911 and APC staff for the original preliminary plat. Approved street names will need to be shown in the construction plans and on the final plat.

A 20-ft. wide outlot is located between the west boundary and the nearest street, providing pedestrian access to the adjoining school property. A sidewalk for this access should be shown in the construction plans. To be in compliance with ADA (Americans with Disabilities Act) standards, the Public Rights-of-Way Accessibility Guidelines (PROWAG) should be used.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sanitary sewer and water service will come from the City of Lafayette. An existing sanitary sewer main is located in the northwest corner of the site. Water will be extended to the site from an off-site main located to the west along CR 450 S. Stormwater will be directed to the streets then piped to two detention ponds located in the north half of the development, ultimately emptying in the Kirkpatrick Drain.

CONFORMANCE WITH UZO REQUIREMENTS:

All lots meet and exceed the size and width standards for R1. All building setbacks are shown. On October 26th, a variance was granted by the Area Board of Zoning Appeals to waive installation of the required bufferyards along the north and east boundaries that adjoin the I3 zoning.

IMPROVEMENTS AND PERFORMANCE BOND:

Petitioner has requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. The five internal streets shall be labeled from the approved street name list.
2. The sanitary sewer and water plans shall be approved by the Lafayette City Engineer.
3. The fire hydrants shall be approved by the Wea Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the Lafayette City Engineer in cooperation with the Fire Department.

4. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2011-27-CM.
5. The County Drainage Board shall approve the drainage plans.
6. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.
7. A sidewalk for the pedestrian access in Outlot A shall be included.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

8. Except for the approved entrance(s), a "No Vehicular Access" statement shall be platted along the CR 450 S right-of-way line.
9. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
10. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
11. The ABZA bufferyard variance shall be noted with the case number and date of approval.
12. All required building setbacks shall be platted.
13. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

14. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
15. The purpose, ownership and maintenance of all outlots shall be specified.